

Memo

To: Lincoln City Council
From: Dave Landis
Date: April 8, 2009
Subject: Amendment to the West O Street Redevelopment Plan
(S.W. 48th Street and West O Street)

Please find enclosed the Cost Benefit Analysis for the Shoemaker Travel Plaza project located at S.W 48th & West O Streets. If you have any questions please call me at 441.7126 or Ernie Castillo at 441.7855.

**Cost Benefit Analysis
Shoemaker's Travel Plaza Project
SW 48th & West O Street
April 2009**

As required by Nebraska Community Development Law (Nebr. Rev. Stat §18-2147), the City has analyzed the costs and benefits of the proposed Shoemakers Travel Plaza Project.

Tax Revenues. The Shoemaker's Travel Plaza project is located at SW 48th & West O Street. The current assessed value is \$390,809.

Tax Increment Finance Analysis		
Base Value	Current Assessed Value	\$390,809
Estimated New Assessed Value	75% of Project Cost + Base	\$5,640,809
Increment Value	New Value minus Base Assessed Value	\$5,250,000
Annual TIF Tax Generated	= increment x 2.029514 rate	\$106,549
Funds Available	Annual TIF Generated x 14 years at 5.25%	\$1,038,035

The assessed value of the property within the project area will increase by an estimated \$5,250,000 as a result of the project private investment of \$7,000,000. This will result in an estimated annual increase of \$106,549 in property tax collections that will be available for the construction of the public improvements related to the project during the 15-year TIF period.

Based on the information above, TIF funded improvements are expected not to exceed \$950,000. This amount in public funds will leverage about \$7,000,000 in private sector financing, an investment of \$7.37 for every City dollar spent.

Public Infrastructure and Community Public Service Needs. TIF financing will be used for public infrastructure costs at NW 48th & West O Street that include traffic signal reconstruction, construction of left and right turn lanes, acquisition of third party right-of-way together with any necessary construction easements on property not owned by the Redeveloper, modifications of NW 48th Street, installation of new street lights on the south side of West O Street, paving of SW 48th Street and extension of a water main on SW 48th Street. Also included are energy efficiencies to the Redeveloper Improvements that meet energy efficiency standards reasonably equivalent to LEED certification standards.

Employment Within the Project Area. It is not anticipated that the Project will have an adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. It is possible this new development may encourage development both to the east and west of the project site. The developer is planning on adding up to 27 new jobs within the first year of operation.

Employment in the City outside the Project Area. Approximately 125,936 persons living in Lincoln are employed, according to the 2005 American Community Survey. The median household income in 2005 was \$45,790.

The impact of an additional 27 jobs will have minimal impact on the overall employment in Lincoln.

Other Impacts. The project site is currently vacant and the project continues the City's redevelopment efforts along West O Street, which was declared Blighted and Substandard by the Lincoln City Council in September 2005.

This project offers an enhanced entry into Lincoln off of the NW 48th Street interstate exit and provides a start to possible future landscaping and other amenities on the far west end of the West O Street corridor.

This redevelopment project could very well encourage new development to both the east and west sides of the project site.

**Proposed Amendment to the West O Street Redevelopment Plan for the
Shoemakers Redevelopment Project
(Page 24, Number 17, of the West O Redevelopment Plan)**

Project Description

Project number 17 in the West O Street Redevelopment Plan, is located within the West O Street Redevelopment area. The project site is shown in the map following this section.

The Shoemaker Travel Plaza redevelopment project is located at SW 48th & West O Streets. The plans include the construction of two new buildings of 32,000 square feet and 12,000 square feet square receptively. The main building will feature a family-style restaurant, 6,000 square feet retail area, offices, and two quick-serve restaurants. On the second level there will be truck driver facilities that include showers, a TV room and a self-serve laundry.

The second building will be the Shoemaker's Service Center. This building will house a wash bay and three truck service bays. There will also be a small retail area, offices and waiting area.

Public improvements per requirements of the Nebraska Department of Roads and the City of Lincoln include left and right turn lanes in West O and SW 48th Street, traffic signal reconstruction and paving in SW 48th Street a minimum of 200 feet south of West O Street, and other public improvements.

Statutory Elements**A. Property Acquisition, Demolition and Disposal**

To the east of the redevelopment area property is needed for the widening of West O Street. In addition, the owner of the property to be developed will dedicate the needed land for the right-turn lane and for the new SW 48th Street. There will be no relocation of families or businesses. There will be no demolition as part of this project.

B. Population Density

This redevelopment project contains no residential units. The project elements will not affect the population density in the project area.

C. Land Coverage

Land coverage will increase as the project site is currently vacant. The redevelopment site consists of approximately 20 acres.



CITY OF LINCOLN
NEBRASKA

Lincoln-Lancaster County Planning Department
Marvin S. Krout, Director

555 South 10th Street / Suite 213
Lincoln, Nebraska 68508
402-441-7491 / fax: 402-441-6377

Eugene W. Carroll, Chair
City-County Planning Commission

LANCASTER
NEBRASKA

LINCOLN
The Community of Opportunity

MAYOR CHRIS BEUTLER

lincoln.ne.gov

March 13, 2009

TO: Neighborhood Associations/Organizations
Bernie Heier, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 09002**
(Proposed amendment to the West O Street Redevelopment Plan)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 09002**, requested by the Director of the Urban Development Department, to review a proposed amendment to the **West O Street Redevelopment Plan** as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment adds the "Shoemakers Redevelopment Project" including construction of two new buildings on property generally located at SW 48th Street and West O Street. The Redevelopment Plan area is generally bounded by 10th Street on the east, ½ mile west of NW 70th Street on the west, and either side of West O Street, but located south of Interstate 80 and north of the Burlington Railroad Yard on the south. A copy of the proposed amendment and map are attached for your information. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, March 25, 2009**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at **1:00 p.m.** in the Council Chambers on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Ernie Castillo in the Urban Development Department at 402-441-7855 or ecastillo@lincoln.ne.gov; or the project planner in the Planning Department, Brandon Garrett, at 402-441-6373, or bgarrett@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, March 19, 2009, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,

Jean Preister
Administrative Officer

cc: David Landis, Urban Development
Wynn Hjermstad, Urban Development
Ernie Castillo, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
DaNay Kalkowski

i:\pc\notif\2009\CPC.09002 poltr

ATTACHMENT "C"

Rose Wiese
Capitol Beach Community Assn.
PO Box 81141
Lincoln, NE 68501

Renee Malone
Clinton Neigh. Assn.
1408 N. 26 St.
Lincoln, NE 68503

Gloria Eddins
Clinton Neigh. Org.
1700 N. 29th St.
Lincoln, NE 68503

Terry Uland
Downtown Lincoln Association
206 S. 13 Street Ste. 101
Lincoln, NE 68508

Rick Noyes
Downtown Neigh. Assn.
119 S. 9th St.
Lincoln, NE 68508

Barbara Arendt
Downtown Neigh. Assn.
800 P St. Ste. 202
Lincoln, NE 68508

Dean Settle
Downtown Neigh. Assn.
128 N. 13th St. #404
Lincoln, NE 68508-1501

Jeff Tangeman
Everett Neigh. Assn.
PO Box 81044
Lincoln, NE 68501

Pat Anderson
Everett Neigh. Assn.
1500 S. 11th St.
Lincoln, NE 68502

Sue Landholm
Everett Neigh. Assn.
946 Peach St.
Lincoln, NE 68502

Everett Neigh. Assn.
PO Box 81044
Lincoln, NE 68501

William Wood
Everett Neigh. Assn.
808 D St.
Lincoln, NE 68502

Tim Francis
Hawley Area Assn.
2511 T St.
Lincoln, NE 68503

Peggy Struwe
Hawley Area Assn.
2121 N. 27 St.
Lincoln, NE 68503

Vicki Cover
Hawley Neigh. Assn.
2610 S St.
Lincoln, NE 68503

Bill Nelson
High Ridge/Cushman Neigh. Assn.
2041 SW 47th St.
Lincoln, NE 68522

Ed Patterson
Malone Neigh. Assn.
700 N. 24 St.
Lincoln, NE 68503

Barb Morley
Malone Neigh. Assn.
700 N. 24
Lincoln, NE 68503

Near South Neigh. Assn.
P.O. Box 80143
Lincoln, NE 68501

Scott Baird
Near South Neigh. Assn.
1932 S. 24 St.
Lincoln, NE 68502

James Garver
Near South Neigh. Assn.
815 Elmwood Ave.
Lincoln, NE 68510

Frank Smith
North Bottoms Neigh. Assn.
1117 Claremont
Lincoln, NE 68508

Annette McRoy
North Bottoms Neigh. Assn.
1142 New Hampshire St.
Lincoln, NE 68508

Danny Walker
South Salt Creek Community Org.
427 E St.
Lincoln, NE 68508

P.C. Meza
South Salt Creek Neigh. Assn.
536 C Street
Lincoln, NE 68502

Gary Irvin
South Salt Creek Neigh. Assn.
645 D St.
Lincoln, NE 68502

Bill Hergott
West A Neigh. Assn.
1710 W. Washington St.
Lincoln, NE 68522

William Vocasek
West A Neigh. Assn.
1903 W. Mulberry Ct.
Lincoln, NE 68522

Robert Bowen
West A Neigh. Assn.
1901 W. South Street
Lincoln, NE 68522

Chris Cashmere
West A Neigh. Assn.
3510 W. Plum
Lincoln, NE 68522

Karl Jensvold
West O Neigh. Assn.
4601 Faulkner Court
Lincoln, NE 68516

Dave Landis
Urban Development

Wynn Hjermstad
Urban Development

Ernie Castillo
Urban Development

Bernie Heier, Chair
Lancaster County Board of Commissioners

Dr. E. Susan Gourley, Superintendent
Lincoln Public Schools
5901 "O" Street
Lincoln, NE 68510

Educational Service Unit #18
c/o David Myers
5901 O Street
Lincoln, NE 68510

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
Lincoln, NE 68588

President
Southeast Community College
301 S. 68th Street Place
Lincoln, NE 68510

Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

DaNay Kalkowski
Seacrest & Kalkowski
1111 Lincoln Mall, Suite 350
Lincoln, NE 68508

q:\pc\notif\2009\CPC09002.labels



Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroll, Chair
 Planning Department Lincoln, Nebraska 68508 City-County
 Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission




MAYOR CHRIS BEUTLER

lincoln.ne.gov

April 3, 2009

TO: Neighborhood Associations/Organizations
 Bernie Heier, Chair, Lancaster County Board of Commissioners
 Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
 Educational Service Unit #18, c/o David Myers
 Board of Regents, University of Nebraska-Lincoln
 President, Southeast Community College
 Glenn Johnson, Lower Platte South Natural Resources District

RE: **Amendment to the West O Street Redevelopment Plan**
 (S.W. 48th Street and West O Street)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution approving and adopting an amendment to the **West O Street Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, April 20, 2009, at 1:30 p.m.** in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment adds the "Shoemakers Redevelopment Project" including construction of two new buildings on property generally located at SW 48th Street and West O Street. The Redevelopment Plan Area is generally bounded by 10th Street on the east, ½ mile west of NW 70th Street on the west, and either side of West O Street, but located south of Interstate 80 and north of the Burlington Railroad Yard on the south. You were previously provided with a map and a copy of the proposed amendment.

On March 25, 2009, the Lincoln City-Lancaster County Planning Commission voted 9-0 to find the proposed amendment to the **West O Street Redevelopment Plan** to be in conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan (Comprehensive Plan Conformance No. 09002).

If you would like additional information, you are encouraged to contact Ernie Castillo in the Urban Development Department (441-7855 or ecastillo@lincoln.ne.gov), or the Planning Department staff planner, Brandon Garrett (441-6373 or bgarrett@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on April 13, 2009, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, April 9, 2009.

Sincerely,



Jean Preister
 Administrative Officer

cc: Dave Landis, Urban Development
 Wynn Hjermstad, Urban Development
 Ernie Castillo, Urban Development
 Rick Peo, Chief Assistant City Attorney
 Norm Akena, County Assessor
 DaNay Kalkowski

i:\pc\notif\2009\CPC.09002.cchrg

**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE
LINCOLN JOURNAL STAR ON FRIDAY, April 3, 2009 AND FRIDAY, April 10, 2009:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, April 20, 2009, at 1:30 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7606) or the Planning Department (441-7491):

1. A resolution approving and adopting a proposed amendment to the West O Street Redevelopment Plan to add the "Shoemakers Redevelopment Project" including the construction of two buildings on property generally located at SW 48th Street and West O Street. The Redevelopment Plan Area is generally bounded by 10th Street on the east, ½ mile west of NW 70th Street on the west, and either side of West O Street, but located south of Interstate 80 and north of the Burlington Railroad Yard on the south.

Joan Ross
City Clerk